

12/16/11 3:59:33
DK W BK 671 PG 414
DE SOTO COUNTY, MS
W.E. DAVIS, CH CLERK

PREPARED BY AND RETURN TO:

Select Title & Escrow, LLC

Almon M. Ellis, Jr., Attorney (MS Bar # 101914)

7145 Swinnea Road Suite 2

Southaven, MS 38671

(662) 349-3930

File # 11-1306

Indexing Instructions: Part of the Southeast Quarter of Section 7,
Township 2 South, Range 8 West, DeSoto County, Mississippi

GRANTOR:

Federal Home Loan Mortgage Corporation

c/o U. S. Bank N.A.

P. O. Box 20005

Owensboro, KY 42301

HOME: N/A

WORK: 877.334.6453

GRANTEE

U. S. Bank National Association

PO Box 20005

Owensboro, KY 42301

HOME: N/A

WORK: 877.334.6453

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Federal Home Loan Mortgage Corporation does hereby sell, convey and warrant unto U. S. Bank National Association, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

Indexing Instruction: Part of the Southeast Quarter of Section 7,
Township 2 South, Range 8 West, DeSoto
County, Mississippi

3.0 acres, more or less, in the northeast quarter of the southeast quarter of
Section 7, Township 2 South, Range 8 West, DeSoto County, Mississippi,
more particularly described as follows:

Commencing at the intersection of the north line of the southeast quarter of said Section with the west right-of-way line of Fogg Road; thence south along said west line of Fogg Road a distance of 295.99 feet to the point of beginning; thence south 00 degrees 33 minutes 19 seconds west along said west line of Fogg Road a distance of 208.72 feet; thence south 89 degrees 26 minutes 40 seconds west a distance of 626.14 feet; thence north 00 degrees 33 minutes 19 seconds west a distance of 208.72 feet; thence north 89 degrees 26 minutes 40 seconds east a distance of 626.14 feet to the point of beginning and containing 3.0 acres, more or less.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed of record in Book 666, Page 382, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel # 2083-0700.0-00011.05

Property Address: 4405 Fogg Road North, Nesbit, MS 38651

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantor any amount overpaid by it.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

GRANTOR HEREIN does hereby covenant with the Grantee that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except as stated hereinabove and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS ITS SIGNATURE, on this ⁸~~28~~ day of ^{December}~~November~~, 2011.



FEDERAL HOME LOAN MORTGAGE CORPORATION

By:  (SEAL)
Wendy W. Hart
Assistant Treasurer

STATE OF Virginia
COUNTY OF Fairfax

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named Wendy W. Hart, who acknowledged that he/she is Assistant Treasurer of FEDERAL HOME LOAN MORTGAGE CORPORATION, a United States corporation, and that for and on behalf of the said corporation, and as its act and deed he/she executed the above and foregoing instrument, after first having been duly authorized by said corporation to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 9th day of December, 2011.

Courtney C. Clarke
Notary Public

(SEAL)

My Commission Expires:

Courtney C Clarke
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7504976
My Commission Expires 6/30/2015

